092.0	0007	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	611,600 / 611,600
					USE VALUE:	611,600 / 611,600
					ASSESSED:	611,600 / 611,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		GOVERNOR RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PILJA FEDJA/SVETLANA
Owner 2:	
Owner 3:	
Street 1:	18 GOVERNOR RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PILJA FEDJA/SVETLANA -
Owner 2:	-
Street 1:	18 GOVERNOR RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,751 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1928, having primarily Aluminum Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3751.000	238,800		372,800	611,600
Total Card	0.086	238,800		372,800	611,600
Total Parcel	0.086	238,800		372,800	611,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.06 | /Parcel: 455.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 59965

GIS Ref

GIS Ref

Insp Date 11/01/18

!7554!

PREVIOUS ASSESSMENT

Parcel ID: 092.0-0007-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	238,800	0	3,751.	372,800	611,600	611,600	Year End Roll	12/18/2019
2019	101	FV	245,900	0	3,751.	378,100	624,000	624,000	Year End Roll	1/3/2019
2018	101	FV	245,900	0	3,751.	282,200	528,100	528,100	Year End Roll	12/20/2017
2017	101	FV	245,900	0	3,751.	255,600	501,500	501,500	Year End Roll	1/3/2017
2016	101	FV	245,900	0	3,751.	245,000	490,900	490,900	Year End	1/4/2016
2015	101	FV	232,000	0	3,751.	207,700	439,700	439,700	Year End Roll	12/11/2014
2014	101	FV	232,000	0	3,751.	197,000	429,000	429,000	Year End Roll	12/16/2013
2013	101	FV	232,000	0	3,751.	187,500	419,500	419,500		12/13/2012

PRINT

Date	Time
12/10/20	22:10:44

LAST REV

Date	Time
06/25/19	14:34:08

apro

PAT ACCT. 7554

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARAC DEBORAH	1308-28		9/12/2005	Mult Lots	420,000	No	No		
KUHN JOANNE S	1286-76		7/24/2004	Family	1	No	No		
KUHN STANLEY B-	43117-191		6/23/2004	Family	1	No	No		
	686-72		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	59965
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	Meas/Inspect	CC	Chris C
3/31/2009	Measured	197	PATRIOT
12/28/2005	MLS	MM	Mary M
3/8/2000	Inspected	276	PATRIOT
2/4/2000	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3751		Sq. Ft.	Site		0	70.	1.42	5									372,771						372,800	

Total AC/HA: 0.08611 | Total SF/SM: 3751 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 372,771 | Spl Credit | Total: 372,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.99960202
Adj $ / SQ:	121.452
Other Features:	85250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	293402
Depreciation:	54573
Depreciated Total:	238830

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

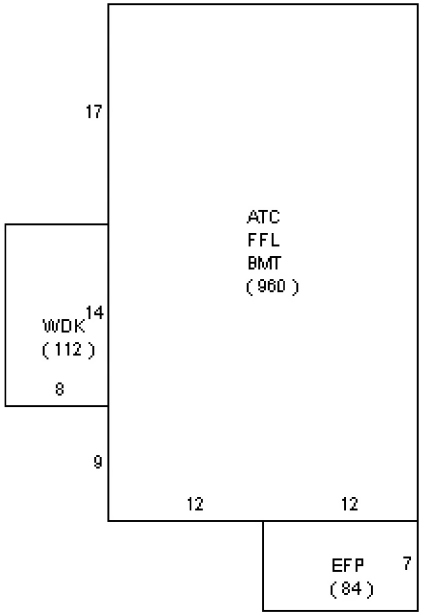
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	121.45
Special Features:	0	Val/Su Net:	97.39
Final Total:	238800	Val/Su SzAd	184.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	960	45.910	44,072
FFL	First Floor	960	121.450	116,594
ATC	Attic	336	121.450	40,808
WDK	Deck	112	14.920	1,671
EFP	Enclos Porch	84	59.610	5,007
	Net Sketched Area:	2,452	Total:	208,152
Size Ad	1296	Gross Are	3076	FinArea 1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.0-0007-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	